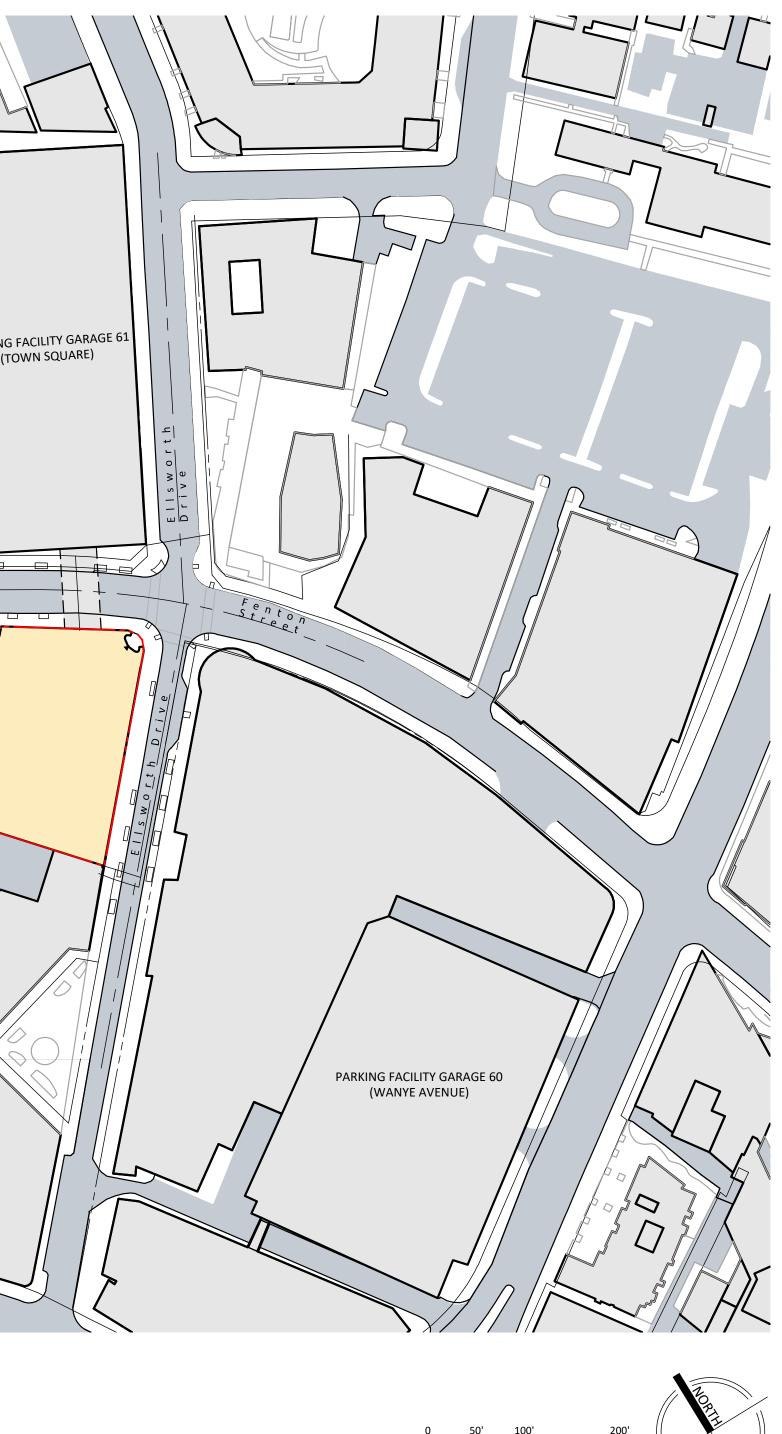
| E-FILE STAMP | | | e e t |
|----------------------------------|--|--|-------|
| AYOUT: 07-SKETCH1-320240060-001, | | | |

ELLSWORTH PLACE SKETCH PLAN 320240060



SCALE: 1" = 100'

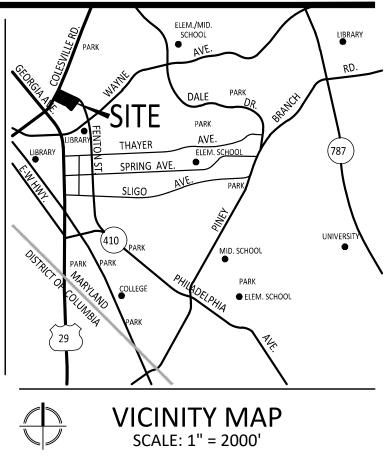
PROJECT TABULATIONS

Gr

_

| | t Area Calculation - L | | | | SF | Acres | | | | |
|--|--|--|--|---|--|---|-------------------|------------------------------|------------------------------------|-----------------|
| | scription | | City Place Plac | | | | | | | |
| | tail Unit of City Place PH1 8 | | City Place PH2 | | 91,248 | 2.09477 | | | | |
| | us Previous R/W dedication | | | | 870 | 0.01997 | | | | |
| | us Previous R/W dedication | | | | 8,055 | 0.18492 | | | | |
| _ | s Previous R/W dedication | | | | 5,466 | 0.12548 | | | | |
| _ | us Previous R/W dedication | | | | 2,505 | 0.05751 | | | | |
| Les | ss Previous R/W dedicatior | | total Proposed Gros | ss Tract Area | -5,012 103,132 | 2.48264 | | | | |
| | | 505 | total i roposed dios | | 103,132 | 2.70207 | | | | |
| De | ensity Calculation ¹ | | | | GTA For Density Purposes | Allowable GFA | Allowable FAR | Existing GFA to remain | Proposed Maximum GFA (Up To) | Propo FAR (U |
| Zon | ne: CR 8.0, C8.0, R8.0, H300 | 1 | | | | 825,056 | 8.00 | 399,463 | 825,056 | 8.0 |
| | | | Commercial Densit | v To Remain | 103,132 | 825,056 | 8.00 | 399,463 | 399,463 | 3.8 |
| | | | | ntial Density | - | 825,056 | 8.00 | 0.00 | 425,593 | 4.1 |
| | | | Resider | Itial Defisity | | 823,030 | 0.00 | | | |
| | | | | | | | | Total | 825,056 | 8.0 |
| | er Certified Preliminary Plan 1198 'ar area of 91,772 SF. | 37190C mapped total den | sity was 647,497, prior to | o the Adopted & | Approved 2022 Silver Spring Do | owntown and Adjacent Comm | nunities Plan, wl | hich rezoned this p | property, exclud | ing appro |
| Bu | uilding Height | | | | Allowed Height | Proposed Height | | | | |
| Pro | oposed Building | | | | 300' | 300' | | | | |
| | | | | | | | | | | |
| | ublic Open Space (base | ed on Proposed Net Lot | Area, or 'Site Area') | | Required | Provided | | | | |
| Pub | blic Open Space % ² | | | | 10.0% | 9.89% | | | | |
| | blic Open Space SF | | | | 9,125 | 9,028 | | | | |
| Stre | eetscape Area % | | | | 0.0% | 17.8% | | | | |
| CL | A | | | | | 16 225 | | | | |
| ² Per park onsi | eetscape Area SF er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus | s or other public amenitie ed as part of the 2018 Cer strative) | rs or facilities in the Silve | er Spring CBD in t OF and exists on | he amount of \$250,000 at the the property. | | | | | |
| ² Per park onsi | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve | s or other public amenitie ed as part of the 2018 Cer strative) Residential Units | es or facilities in the Silve rtified Site Plan 81987170 Non-Residential | er Spring CBD in t OF and exists on Baseline Minir | he amount of \$250,000 at the the property. num Baseline Maximum | bution to M-NCPPC toward | | | | |
| ² Perpark park onsi Pa | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use pposed Building | s or other public amenitie ed as part of the 2018 Cer strative) Residential Units Proposed 450 | rs or facilities in the Silve rtified Site Plan 81987170 Non-Residential GFA Proposed 399,463 | er Spring CBD in t OF and exists on Baseline Minir Parking Spac 1 | he amount of \$250,000 at the the property. num Baseline Maximum ces Parking Spaces .,553 3,133 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 | | | | |
| ² Perpark onsi Pa Pro ³ Pa acco loca | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use | s or other public amenitie ed as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district nd proposed Public parkin g calculations, including A | s or facilities in the Silve rtified Site Plan 81987170 Non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s NDA, motorcycle, & bicycl | er Spring CBD in t OF and exists on Baseline Minir Parking Spac 1 ng is proposed in short-term parki | he amount of \$250,000 at the the property. num Baseline Maximum ces Parking Spaces .,553 3,133 the building and all of the par- ng will be provided in the expa | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be unsion of garage #1 | | | | |
| ² Per park onsi Pa Pro ³ Pa acco loca Cour | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use Dposed Building arking -none provided on-site. Pay ommodated in nearby existing an ated across Fenton Street. Parking | s or other public amenities and as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c | s or facilities in the Silve rtified Site Plan 81987170 Non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s NDA, motorcycle, & bicycl | er Spring CBD in t OF and exists on Baseline Minir Parking Spac 1 ng is proposed in short-term parki | he amount of \$250,000 at the the property. num Baseline Maximum ces Parking Spaces .,553 3,133 the building and all of the par- ng will be provided in the expa | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be unsion of garage #1 | | | | |
| ² Perpark onsi Pa Pro ³ Pa acco loca Court | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use Dposed Building arking -none provided on-site. Pay ommodated in nearby existing ar ated across Fenton Street. Parking inty, MD Zoning Ordinance, based | s or other public amenities and as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c | s or facilities in the Silve rtified Site Plan 81987170 Non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s NDA, motorcycle, & bicycl | er Spring CBD in t OF and exists on Baseline Minir Parking Spac 1 ng is proposed in short-term parki | he amount of \$250,000 at the the property. num Baseline Maximum Parking Spaces .,553 3,133 the building and all of the par ng will be provided in the expa e calculated at Site Plan & base | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be Insion of garage #1 ed on the Montgomery | | | | |
| ² Per park onsi Pa Pro ³ Pa acco loca Cour Pro | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing an ated across Fenton Street. Parking inty, MD Zoning Ordinance, based | s or other public amenities and as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c | s or facilities in the Silve rtified Site Plan 81987170 Non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s NDA, motorcycle, & bicycl | er Spring CBD in t OF and exists on Baseline Minir Parking Spac 1 ng is proposed in short-term parki | he amount of \$250,000 at the the property. num Baseline Maximum Parking Spaces .,553 3,133 the building and all of the par ng will be provided in the expa e calculated at Site Plan & base | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be unsion of garage #1 ed on the Montgomery Provided | | | | |
| ² Per park onsi Pro ³ Pa acco loca Cour Gr Pro Are | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing an ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint | s or other public amenities and as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c | s or facilities in the Silve rtified Site Plan 81987170 Non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s NDA, motorcycle, & bicycl | er Spring CBD in t OF and exists on Baseline Minir Parking Spac 1 ng is proposed in short-term parki | he amount of \$250,000 at the the property. num Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF | | | | |
| ² Per park onsi Pro ³ Pa acco loca Court Gr Pro Are | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing an ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF | s or other public amenities and as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c | non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s DA, motorcycle, & bicycl ounts. | er Spring CBD in t OF and exists on Baseline Minir Parking Spac 1 ng is proposed in short-term parki | he amount of \$250,000 at the the property. mum Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Per park onsi Pro ³ Pa acco loca Cour Pro Are Are | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing an ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF | s or other public amenitie ed as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) | non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s DA, motorcycle, & bicycl ounts. | er Spring CBD in t OF and exists on Baseline Minir Parking Spac 1 ng is proposed in short-term parki | he amount of \$250,000 at the the property. mum Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Per park onsi Pro ³ Pa acco loca Cour Pro Are Are 59-4 (2) | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing and ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF | s or other public amenitie ed as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) | non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s DA, motorcycle, & bicycl ounts. | er Spring CBD in t OF and exists on Baseline Minir Parking Spac 1 ng is proposed in short-term parki | he amount of \$250,000 at the the property. num Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Per park onsi Pro ³ Pa acco loca Cour Pro Are Are Are 59- | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use opposed Building arking -none provided on-site. Pay ommodated in nearby existing an ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p opposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Ma Minimum Parking -4.7.3.D: Diversity of Uses a | s or other public amenitie ed as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits obility & Activities | non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s DA, motorcycle, & bicycl ounts. | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 ng is proposed in short-term parki le parking will be and the parking will be be be be be be be be be be be be be b | he amount of \$250,000 at the the property. mum Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Pel park onsi Pro ³ Pa acco loca Cour Pro Are Are 59-4 (2) 59-4 (6) | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing and ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Mo Minimum Parking -4.7.3.D: Diversity of Uses a Moderately Priced Dwelli | s or other public amenitie ed as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility & Activities ng Units | non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s DA, motorcycle, & bicycl ounts. | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 ng is proposed in short-term parki le parking will be | he amount of \$250,000 at the the property. mum Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 8 31 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² <i>Pel</i> <i>park</i> <i>onsi</i> Pa Pro ³ <i>Pa</i> <i>acco</i> <i>loca</i> <i>Courl</i> Gr Pro Are Are Are (2) 59 -1 (6) 59 -1 | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing an ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Ma Minimum Parking -4.7.3.D: Diversity of Uses a Moderately Priced Dwelli -4.7.3.E: Quality Building & | s or other public amenitie ed as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility & Activities ng Units | non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s DA, motorcycle, & bicycl ounts. | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 ng is proposed in short-term parki le parking will be and be bort bort be bort be bort be bort be bort bort be bort be bort bort bort be bort be bort be bort be bort be bort bort be bort be bort bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort bort be bort be bort be bort be bort be bort b bort be bort be bort be bort be bort bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort be bort bort bort bort bort bort b bort bort | he amount of \$250,000 at the the property. num Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Pel park onsi Pro ³ Pa acco loca Cour Pro Are Are 59-4 (2) 59-4 (2) | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing and ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Mo Minimum Parking -4.7.3.D: Diversity of Uses a Moderately Priced Dwelli -4.7.3.E: Quality Building & Exceptional Design | s or other public amenitie ed as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility & Activities ng Units | non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s DA, motorcycle, & bicycl ounts. | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 mg is proposed in short-term parki le parking will be 8 8 31 20 | he amount of \$250,000 at the the property. mum Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 8 31 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Per park onsi Pro ³ Pa accc loca Cour Pro Are Are Are 59- (2) 59- (2) 59- (2) | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing an ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Ma Minimum Parking -4.7.3.D: Diversity of Uses a Moderately Priced Dwelli -4.7.3.E: Quality Building & Exceptional Design Public Open Space | s or other public amenitie ed as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility & Activities ng Units | non-Residential GFA Proposed 399,463 tax is required. No parkir g garages. In particular, s DA, motorcycle, & bicycl ounts. | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 ng is proposed in short-term parki le parking will be 8 8 31 20 12 | he amount of \$250,000 at the the property. mum Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 8 31 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Pel park onsi Pro ³ Pa acco loca Cour Pro Are Are 59-4 (2) 59-4 (2) (6) 59-4 (2) (2) (4) (7) | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing and ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Mo Minimum Parking -4.7.3.D: Diversity of Uses a Moderately Priced Dwelli -4.7.3.E: Quality Building & Exceptional Design | s or other public amenities as part of the 2018 Cer Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility & Activities ng Units Site Design | s or facilities in the Silve rtified Site Plan 81987170 GFA Proposed 399,463 tax is required. No parkin g garages. In particular, s NDA, motorcycle, & bicycl ounts. Summary | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 mg is proposed in short-term parki le parking will be 8 8 31 20 | he amount of \$250,000 at the the property. mum Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 8 31 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Per park onsi Pro ³ Pa accc loca Cour Pro Are Are Are (2) 59- (2) 59- (2) (4) (2) (2) | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing and ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Mo Minimum Parking -4.7.3.D: Diversity of Uses a Moderately Priced Dwelli -4.7.3.E: Quality Building & Exceptional Design Public Open Space Tower Step-Back | s or other public amenities as part of the 2018 Cer Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility & Activities ng Units Site Design | s or facilities in the Silve rtified Site Plan 81987170 GFA Proposed 399,463 tax is required. No parkin g garages. In particular, s NDA, motorcycle, & bicycl ounts. Summary | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 ng is proposed in short-term parki le parking will be 8 8 31 20 12 | he amount of \$250,000 at the the property. num Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ing will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 8 31 38 31 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Pel park onsi Pa Pro ³ Pa accc loca Cour Gr Pro Are Are (2) 59- (2) (6) 59- (2) (4) (7) 59- (2) (2) | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing an ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Ma Minimum Parking -4.7.3.D: Diversity of Uses a Moderately Priced Dwelli -4.7.3.E: Quality Building & Exceptional Design Public Open Space Tower Step-Back -4.7.3.F: Protection & Enha | s or other public amenities as part of the 2018 Cer Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility & Activities ng Units Site Design | s or facilities in the Silve rtified Site Plan 81987170 GFA Proposed 399,463 tax is required. No parkin g garages. In particular, s NDA, motorcycle, & bicycl ounts. Summary | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 ng is proposed in short-term parki le parking will be 8 8 31 20 12 | he amount of \$250,000 at the the property. num Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ing will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 8 31 38 31 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Pel park onsi Pro ³ Pa accc loca Cour Pro Are Are Are (2) 59- (2) (2) (4) (2) (4) (7) 59- (2) (1) | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing and ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Mo Minimum Parking -4.7.3.D: Diversity of Uses a Moderately Priced Dwelli -4.7.3.E: Quality Building & Exceptional Design Public Open Space Tower Step-Back -4.7.3.F: Protection & Enha Cool Roof | s or other public amenities as part of the 2018 Cer Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility & Activities ng Units Site Design | s or facilities in the Silve rtified Site Plan 81987170 GFA Proposed 399,463 tax is required. No parkin g garages. In particular, s NDA, motorcycle, & bicycl ounts. Summary | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 mg is proposed in short-term parking le parking will be a 8 31 20 12 6 | he amount of \$250,000 at the the property. num Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ing will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 8 31 38 31 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² Pei park onsi Pa Pro ³ Pa acco loca Cour Pro Are Are (2) (2) (2) (3) 59- (2) (2) (2) (1) 59- | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing an ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Ma Minimum Parking -4.7.3.C: Connectivity & Ma Moderately Priced Dwelli -4.7.3.E: Quality Building & Exceptional Design Public Open Space Tower Step-Back -4.7.3.F: Protection & Enha Cool Roof Building Lot Termination (| s or other public amenities as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility Public Benefits S obility & Activities ng Units Site Design | s or facilities in the Silve rtified Site Plan 81987170 GFA Proposed 399,463 tax is required. No parkin g garages. In particular, s NDA, motorcycle, & bicycl ounts. Summary | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 ng is proposed in short-term parki le parking will be 3 3 1 20 12 6 3 1 20 12 6 | he amount of \$250,000 at the the property. num Baseline Maximum Parking Spaces ,553 3,133 the building and all of the part ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 8 31 38 31 5 5 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² per park onsi Pra Pro ³ Pa acco loca Cour Pro Are Are (2) (2) (2) (2) (3) 59- (2) (2) (1) 59- (2) (2) (1) | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing and ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Mo Minimum Parking -4.7.3.D: Diversity of Uses a Moderately Priced Dwelli -4.7.3.E: Quality Building & Exceptional Design Public Open Space Tower Step-Back -4.7.3.F: Protection & Enha Cool Roof Building Lot Termination (-4.7.3.G: Building Reuse | s or other public amenities as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility Public Benefits S obility & Activities ng Units Site Design | s or facilities in the Silve rtified Site Plan 81987170 GFA Proposed 399,463 tax is required. No parkin g garages. In particular, s NDA, motorcycle, & bicycl ounts. Summary | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 mg is proposed in short-term parking le parking will be a 31 20 12 6 31 20 12 6 | he amount of \$250,000 at the the property. mum Baseline Maximum Parking Spaces ,553 3,133 the building and all of the par- ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 8 31 31 31 31 38 31 31 5 5 5 5 5 5 5 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |
| ² per park onsi Pra Pro ³ Pa acco loca Cour Pro Are Are (2) (2) (2) (2) (3) 59- (2) (2) (1) 59- (2) (2) (1) | er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use oposed Building arking -none provided on-site. Pay ommodated in nearby existing and ated across Fenton Street. Parking inty, MD Zoning Ordinance, based reen Canopy (based on p oposed Tower Footprint ea in % ea in SF -4.7.3.C: Connectivity & Mo Minimum Parking -4.7.3.D: Diversity of Uses a Moderately Priced Dwelli -4.7.3.E: Quality Building & Exceptional Design Public Open Space Tower Step-Back -4.7.3.F: Protection & Enha Cool Roof Building Lot Termination (-4.7.3.G: Building Reuse | s or other public amenities as part of the 2018 Cer strative) Residential Units Proposed 450 yment of parking district ad proposed Public parkin g calculations, including A d on approved GFA/unit c proposed tower) Public Benefits S obility Public Benefits S obility & Activities ng Units Site Design | s or facilities in the Silve rtified Site Plan 81987170 GFA Proposed 399,463 tax is required. No parkin g garages. In particular, s NDA, motorcycle, & bicycl ounts. Summary | er Spring CBD in t OF and exists on Baseline Minir Parking Space 1 ng is proposed in short-term parki le parking will be 3 3 1 20 12 6 3 1 20 12 6 | he amount of \$250,000 at the the property. num Baseline Maximum Parking Spaces ,553 3,133 the building and all of the part ng will be provided in the expa e calculated at Site Plan & base Required 0 35.0% 7,602 8 31 38 31 38 31 5 5 5 5 5 5 | bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0 king needs will be ansion of garage #1 ed on the Montgomery Provided 21,720 SF 35.2% | | | | |

| | SF | Acres | | | | |
|-------------------------------------|-------------------------------|---------------------------|-------------------|------------------------------|------------------------------------|-------------------------|
| Place PH2 | 91,248 | 2.09477 | | | | |
| | 870 | 0.01997 | | | | |
| | <mark>8,</mark> 055 | 0.18492 | | | | |
| | 5,466 | 0.12548 | | | | |
| | 2,505 | 0.05751 | | | | |
| | -5,012 | | | | | |
| l Proposed Gross Tract Area | 103,132 | 2.48264 | | | | |
| | | | | | | |
| | GTA For Density Purposes | Allowable GFA | Allowable FAR | Existing GFA to remain | Proposed Maximum GFA (Up To) | Proposed FAR (Up To) |
| | | 825,056 | 8.00 | 399,463 | 825,056 | 8.00 |
| nmercial Density To Remain | 103,132 | 825,056 | 8.00 | 399,463 | 399,463 | 3.87 |
| Residential Density | | 825,056 | 8.00 | 0.00 | 425,593 | 4.13 |
| | | | | Total | 825,056 | 8.00 |
| vas 647.497. prior to the Adopted & | Approved 2022 Silver Spring D | Downtown and Adiacent Com | nunities Plan. wl | hich rezoned this | property, excludi | na approved |



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

SHEET INDEX

| CIVIL | |
|-----------|--------------------------|
| SK1 | COVER |
| SK1A | APPROVALS |
| SK1B | |
| SK2 | OPEN SPACE PLAN |
| SK3 | ROAD SECTIONS |
| SK4 | GREEN AREA CALCULATION |
| - | EXISTING SITE CONDITIONS |
| | |
| LANDSCAP | E ARCHITECTURE |
| LA-1 | SKETCH CONCEPT ENTRY L |
| LA-2 | SKETCH CONCEPT 6TH LEV |
| LA-3 | SKETCH CONCEPT 24TH LE |
| LA-4 | SKETCH CONCEPT 25TH LE |
| | |
| ARCHITECT | TURF |
| A-1.0 | |
| A-2.0 | GROUND FLOOR |
| A-3.0 | |
| A-4.0 | SECTION |
| | MASSING DIAGRAM SOUTH |
| A-5.2 | |
| A-5.3 | |
| A-5.4 | MASSING DIAGRAM NORT |
| | |
| SUPPORTIN | NG DRAWINGS |
| CIRC | CIRCULATION PLAN |
| LOCAL | LOCAL AREA DRAWING |
| UTIL | COLOR UTILITY PLAN |
| | |

| LEGEND | |
|--------|--|
| | Sketch Plan Limits |
| | Existing Podium |
| | Proposed Tower |
| | Existing Building |
| # | Height Allowed Height Illustrated |
| | Building Entrances |
| | |

ON PLAN NS PLAN

LEVEL VEL LEVEL EVEL

JTHWEST RTHWEST JTHEAST THEAST

VIKA MARYLAND, LLC 20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future.

PREPARED FOR: **GBT REALTY** CORPORATION 9010 OVERLOOK BOULEVARD BRENTWOOD, TENNESSEE 37027 615.370.0670 JEFF PAPE

LAND USE ATTORNEY BEVERIDGE & DIAMOND 1900 N STREET, NW WASHINGTON, DC SUITE 100 202.789.6013 GUS B. BAUMAN

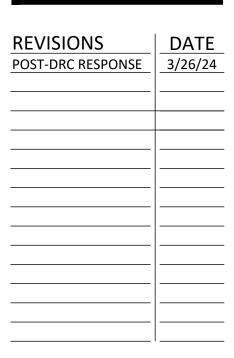
ARCHITECT GRESHAM SMITH 222 SECOND AVENUE SOUTH SUITE 1400 NASHVILLE, TN 37201-2308 615.770.8614 ADAM SMITH

TRAFFIC CONSULTANT GOROVE SLADE 1140 CONNECTICUT AVE, NW WASHINGTON, DC SUITE 1010 202.540.1927 KATIE WAGNER

LANDSCAPE ARCHITECT VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 ESRA SOYTUTAN, RLA, LEED AP ND

<u>CIVIL ENGINEER</u> VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 JASON A. EVANS, PE

LAND PLANNER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 IAN P. DUKE



ELLSWORTH PLACE LOT 16 EDWARD W. BYRN'S SUBDIVISION **13TH ELECTION DISTRICT** MONTGOMERY COUNTY, SILVER SPRING, MARYLAND WSSC GRID: 210NW01 TAX MAP: JN33

COVER

#320240060 PROFESSIONAL SEAL "in The second I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LANDSCAPE ARCHITECT: JOSHUA C. SLOAN, RLA LICENSE NUMBER: 3776 EXPIRATION DATE: MAY 13, 2024 THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2019 VIKA MARYLAND, LLC DRAWN BY: DESIGNED BY: _____ DATE ISSUED: VIKA VM1403 PROJECT DRAWING SK1 NO.

SHEET NO.